

Pilford Road, Leckhampton, Cheltenham, Gloucestershire, GL53 9AQ



Five Bedrooms • Semi-Detached • Off-Road Parking • Large Rear Garden • Sought-After
Leckhampton Location • No Onward Chain • EPC D

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Key Features



5
Bedrooms



1
Bathroom



2
Receptions

About the property

A beautifully proportioned and well-presented five-bedroom semi-detached home, located on one of Leckhampton's desirable residential roads, offering generous living space, a mature, established rear garden and off-road parking.

The property welcomes you with a spacious entrance hall, leading to the living room with bay window to the front. To the rear, a well-fitted kitchen opens into a cosy snug area, which in turn flows into a bright dining room with doors opening directly to the garden-creating a sociable and flexible layout.

The first floor features three bedrooms and a family bathroom, while the second floor provides two additional bedrooms, offering ample space for larger families, guests, or working from home.

To the rear is a generous, mature and well-established garden, while to the front, the property benefits from off-road driveway parking.

Perfectly positioned in the heart of Leckhampton, the property is within walking distance of local shops, popular schools, parks and cafes, as well as offering easy access to Cheltenham town centre.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Leckhampton is a quiet 'leafy' residential area situated just to the south of Cheltenham Town Centre, and often first on buyers' lists. Bath Road, which has an excellent collection of local shops, including a delicatessen, butchers, greengrocers, and bakers, together with pubs, cafes and restaurants, offering a wide range of catering for all tastes. The area has several excellent primary schools, good bus services to the Town Centre and plenty of attractive parks and playing fields. There is also a quick and easy access to the M5 and the A417 to Swindon via the nearby Brockworth bypass.

Directions

From Perry Bishop, head south and turn left onto Leckhampton Road. Continue along Leckhampton Road for about half a mile, passing local shops and Leckhampton C of E Primary School. Just after the school, turn left onto Church Road, then take the first right onto Pilford Road where the property can be found as indicated by a Perry Bishop for sale board.

What3Words: ///personal.bookshop.mountains

Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

Local Authority

Cheltenham Borough Council

Council Tax Band- D

Our reference

LECK/BM/MS/06082025

We'd love to hear from you

140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

T: 01242 246982

E: leckhampton@perrybishop.co.uk





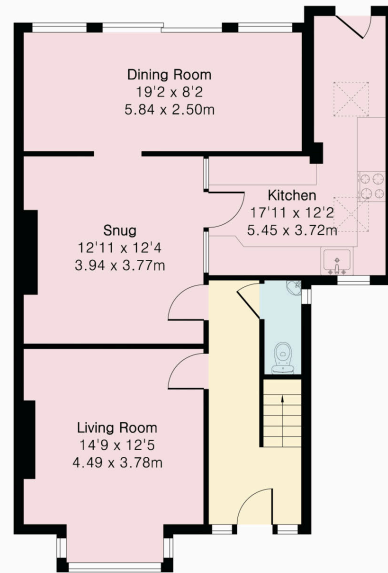


Approximate Gross Internal Area 1623 sq ft - 151 sq m

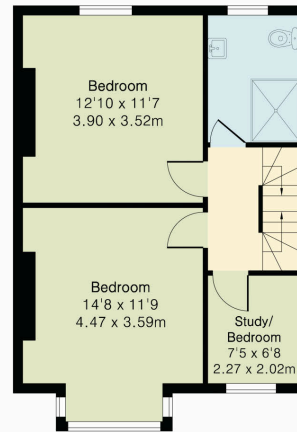
Ground Floor Area 769 sq ft – 71 sq m

First Floor Area 503 sq ft – 47 sq m

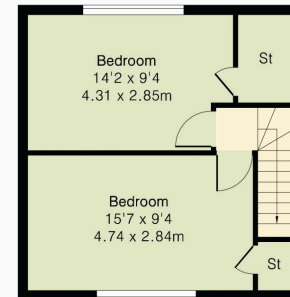
Second Floor Area 351 sq ft – 33 sq m



Ground Floor



First Floor



Second Floor



PerryBishop
PROPERTY MADE PERSONAL



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

